

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
NE/Corner Greenspring Valley Road *
and Stevenson Road * DEPUTY ZONING COMMISSIONER
(10703 Stevenson Road)
3rd Election District * OF BALTIMORE COUNTY
3rd Councilmanic District *
Case No. 97-370-A
Carl J. Sardegna *
Petitioner *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Administrative Variance for that property known as 10703 Stevenson Road, located in the vicinity of Greenspring Valley Road in Stevenson. The Petition was filed by the owner of the property, Carl J. Sardegna. The Petitioner seeks relief from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side street setback of 46 feet in lieu of the required 75 feet for proposed additions. The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the surrounding community and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the

ORDER RECEIVED FOR FILING

Date

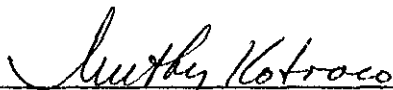
By

B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 3rd day of April, 1997 that the Petition for Administrative Variance seeking relief from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side street setback of 46 feet in lieu of the required 75 feet for proposed additions, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) Compliance with the Zoning Plans Advisory Committee comments submitted by the Department of Environmental Protection and Resource Management (due date of March 17, 1997), a copy of which is attached hereto.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
Date 4/3/97
By [Signature]

Attach original petition

Due Date March 17, 1997

To: Arnold L. Jablon

From: Robert A. Wirth *RAW/gp*

Subject: Zoning Item #370

Mr. Sardegna, 10703 Stevenson Road

Zoning Advisory Committee Meeting of MARCH 17, 1997

- _____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- _____ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- ✓ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- _____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
- _____ Development of this property must comply with the Forest Conservation Regulations (Sections 14-401 through 14-422 of the Baltimore County Code).
- _____ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).
- ✓ GROUND WATER MANAGEMENT: Must request well variance through Department of Environmental Protection and Resource Management if construction will be closer than 30 feet.
- _____
- _____
- _____

ORDER RECEIVED FOR FILING
Date 4/3/97
By *gp*



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

April 3, 1997

Mr. Carl J. Sardegna
10703 Stevenson Road
Stevenson, Maryland 21153

RE: PETITION FOR ADMINISTRATIVE VARIANCE
NE/Corner Greenspring Valley Road and Stevenson Road
(10703 Stevenson Road)
3rd Election District - 3rd Councilmanic District
Carl J. Sardegna - Petitioner
Case No. 97-370-A

Dear Mr. Sardegna:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management Office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: DEPRM
People's Counsel

✓ Case File





1 of 2

Petition for Administrative Variance

97-370-A

to the Zoning Commissioner of Baltimore County

for the property located at 10703 STEVENSON RD., STEVENSON, MD
which is presently zoned RC-2 2753

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1A01.3.B.3; BCL2R, TO

PERMIT A SIDESTREET SETBACK FROM THE CENTERLINE
OF THE ROAD OF 46' IN LIEU OF THE REQUIRED
75' FOR AN ADDITION.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

SEE REVERSE

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury that I/we are the legal owner(s) of the property which is the subject of this Petition

Legal Owner(s):

CARL J. SARDEGNA

(Type or Print Name)

Carl J. Sardagna

Signature

(Type or Print Name)

Signature

10703 STEVENSON RD. (410) 602-9402

Address

Phone No

STEVENSON, MD. 21153

City

State

Zipcode

Name, Address and phone number of representative to be contacted

SAME

Name

Address

Phone No

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

REVIEWED BY: JLM

DATE: 3-4-97

POSTING 3-16-97



Printed with Soybean Ink
on Recycled Paper

Zoning Commissioner of Baltimore County

ITEM #:

370

ORDER RECEIVED FOR FILING

Date

By

Affidavit

**in support of 97-370-A
Administrative Variance**

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

10703 STEVENSON ROAD
address
STEVENSON, MARYLAND 21153
City / State Zip Code

SEE 2 of 2

Carl Sandgren
(signature)

The seal of Baltimore County, Maryland, is a circular emblem. It features a shield divided into four quadrants by a cross. The top-left quadrant is black with a white saltire (X-shape). The top-right quadrant is white with a black saltire. The bottom-left quadrant is white with a black saltire. The bottom-right quadrant is black with a white saltire. Above the shield is a banner with the text "BALTIMORE COUNTY" and below it is a banner with the text "MARYLAND". There are five stars arranged in an arc above the shield.

(අත්සන)

(type or print name)

I HEREBY CERTIFY, this 19th day of February, 19 97, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

before me

AS WITNESS my hand and Notarial Seal.

2/19/97
date

NOTARY PUBLIC

My Commission Expires **OTIS H. MELTON, JR.**
MY COMMISSION EXPIRES
MARCH 9, 1999

OTIS H. MELTON, JR.
MY COMMISSION EXPIRES
MARCH 9, 1999

97-370-A

Property Address:

10703 Stevenson Road
Stevenson, Maryland 21153
Owner: Carl J. Sardegna

A. DEMONSTRATE THAT STRICT COMPLIANCE W/BCZR WOULD RESULT IN

1. UNREASONABLE HARDSHIP -

(a) *Unable to make reasonable use of property:*

This charming, historic home does not comply with today's active family's needs, nor does the garage accommodate today's cars. Also, the driveway does not allow cars or delivery trucks or vehicles to turn around, forcing them to back out into Stevenson Road close to a dangerous intersection. The home is, however, very worthy of a sensitive updating. We have looked at and studied all other options that would strictly adhere to current ordinances and found that it would be very impractical or impossible to attempt this updating in another direction. This is due to the location of the existing house on the lot, its floor plan with the kitchen on the western side, the location of the well(in the rear), and septic(in the front), the walled garden to the east, and the topography of the land.

(b) *The difficulties or hardship are peculiar to subject property in contrast to other area properties.*

Most other properties in the neighborhood have already been modernized and many are not sited in such a fashion as to limit the options for modernizing.

(c) *Hardship was not the result of applicant's own actions:*

None of the existing conditions (i.e. location of existing house and garage on property and topography of land) is the result of any current action by anyone. The home was sited where it is before the need to comply with zoning requirements and without consideration for its possible future shortcomings or needs of future owners.

2. PRACTICAL DIFFICULTY ---STRICT COMPLIANCE WOULD BE UNNECESSARILY BURDENSOME

(a) *Whether strict compliance would render conformance unnecessarily burdensome:*

Strict compliance with current regulations would make the required changes to bring the home and garage up to today's needs impossible. Relief from existing set-backs would in no way offend the spirit of the ordinance and would greatly improve public safety.

(b) *Whether lesser relaxation than that applied for would give substantial relief:*

Lesser relaxation would not allow the proposed changes to be made, which are the only practical methods of relieving the hardship of the outdated garage and dysfunctional house plan.

(c) *Whether relief can be granted in such a fashion that the spirit of the ordinance will be observed and public safety and welfare secured:*

Relief would in no way negatively impact the spirit of the ordinance and would honor the esthetics of the valley. By attaching the garage to the house, safety would be enhanced and the driveway improvement would greatly relieve the dangerous situation which heavier traffic has created over the years since the driveway was first designed.

370

11/11/01

B. NO INCREASE IN RESIDENTIAL DENSITY BEYOND THAT PERMITTED:

There is no increase in the residential density beyond that permitted.

C. RELIEF MUST BE IN STRICT HARMONY WITH SPIRIT AND INTENT OF AREA, HEIGHT, ETC.

Relief requested would in no way harm the spirit and/or intent of the ordinance. On the contrary, it would allow a graceful adaptation to more modern times without diminishing the architectural integrity of the original structure or the natural topography of the land. Relief would also afford a practical solution to the existing driveway hazards.

D. RELIEF GRANTED WOULD NOT INJURE PUBLIC HEALTH, SAFETY, AND GENERAL WELFARE.

There are no conceivable ways that relief would be in any way injurious to public health, safety or general welfare.

370

97-370-A

**ZONING DESCRIPTION
No. 10703 STEVENSON ROAD
THIRD ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND**

BEGINNING at a point on the east side of Stevenson Road, 30 feet wide, and the north side of Greenspring Valley Road. BEING lots 22 and 23 as shown on a subdivision plat dated December 26, 1929 and recorded among the Land Records of Baltimore County, Maryland as Plat L. McL. M. 9, Folio 40, containing 91,356 square feet or 2.10 acres of land, more or less. Also being known as No. 10703 Stevenson Road and located in the Third Election District.

C. D. 3^{ED}

February 6, 1997

96047Z

DSP

370

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

370 No. 62-669

DATE 2-4-97 ACCOUNT POL 6135

AMOUNT \$ 50.00

RECEIVED FROM: CALL SARDANA - 10703

FOR: As JAG. (CIC)

03A7140149MTCRG 300.00
BN COLL: 35AH03-04-97

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

JCA

CERTIFICATE OF POSTING

ADMIN.

RE: Case No.: 97-370-A

Petitioner/Developer: MR. SARGEDNA, ETAL

Date of Hearing/Closing: 3/31/97

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at #10703 STEVENSON ROAD

The sign(s) were posted on

3/14/97

(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 3/10/97

(Signature of Sign Poster and Date)

Patrick M. O'Keefe

(Printed Name)

523 Penny Lane

(Address)

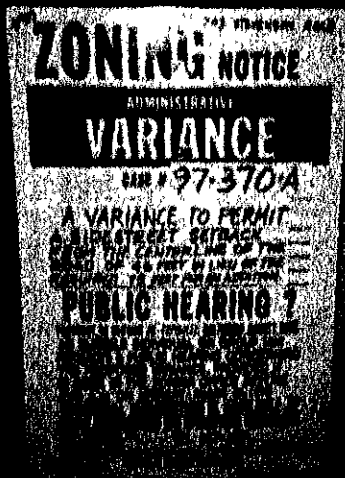
Hunt Valley, MD 21030

(City, State, Zip Code)

(410) 666-5366

(Telephone Number)

Page (410) 646-8354



97-370-A
Stevenson Rd

3/14/97

MIC

Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than 3-16-97

Format for Sign Printing, Black Letters on a White Background:

ZONING NOTICE

ADMINISTRATIVE VARIANCE

Case No.: 97-370-A

A VARIANCE TO PERMIT A SIDESTREET SETBACK
FROM THE CENTERLINE OF THE ROAD OF 46 FT.
IN LIEU OF THE REQUIRED 75' FOR AN
ADDITION.

PUBLIC HEARING ?

**PURSUANT TO SECTION 26-127(b) (1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING
CONCERNING THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 5:00 P.M. ON**

3-31-97

**ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391**

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 370 Petitioner: CARL J. SARDEGNA

Location: 10703 STEVENSON RD, STEVENSON, MD 21153

PLEASE FORWARD ADVERTISING BILL TO:

NAME: CARL J. SARDEGNA

ADDRESS: 10703 STEVENSON ROAD

STEVENSON, MARYLAND 21153

PHONE NUMBER: 410-602-9402





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

March 13, 1997

ABOUT YOUR ADMINISTRATIVE VARIANCE

CASE NUMBER: 97-370-A
10703 Stevenson Road
NEC Greenspring Valley and Stevenson Roads
3rd Election District - 3rd Councilmanic
Legal Owner(s): Carl J. Sardegna
Post by Date: 3/16/97
Closing Date: 3/31/97

Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice serves as a refresher regarding the administrative process.

- 1) The Zoning Notice sign must be visible on the property under petition on or before the "Post by Date" noted above. It should remain there until after the closing date.
- 2) The "Closing Date" noted above, is the deadline for a neighbor to file a formal request for a public hearing.
- 3) After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. He/She may (a) grant the requested relief, (b) deny the requested relief, or (c) Order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days) as to whether or not your petition has been granted, denied, or will go to public hearing.
- 4) In cases that must go to a public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), notification of same will be forwarded to you. The sign on the property must be changed giving notice of the hearing's date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign, must be forwarded to this office.

PLEASE UNDERSTAND THAT ON THE CLOSING DATE, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Carl J. Sardegna





Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Administrator

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 3-14-97
Item No. 370 SCM

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

L. J. Gredlein
for Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: March 12, 1997

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 342, 368, 369, 370, 372, 373, and 376

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by:

Jeffrey W. Long

Division Chief:

Carol L. Kerns

PK/JL

B A L T I M O R E C O U N T Y, M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: March 24, 1997

FROM: *RWB* Robert W. Bowling, Chief
 Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
 for March 24, 1997
 Item Nos. 370, 372, 373, 376 & Case No. CR-97-243

 The Development Plans Review Division has reviewed the subject
zoning item, and we have no comments.

RWB:HJO:cab

cc: File

ZONE324.NOC

111

R.C.2

W 28.500

CLUB

SITE

POOL

ROAD

CANDLEWICK

97-370-A

R.C. 2

GREENSPRING VALLEY

DR.

STEVENSON

RD.

GRE

ACRES

SCALE

1" = 200' ±

LOCATION

370

SHEET

DATE
OF
PHOTOGRAPHY
JANUARY
1986

STEVENSON

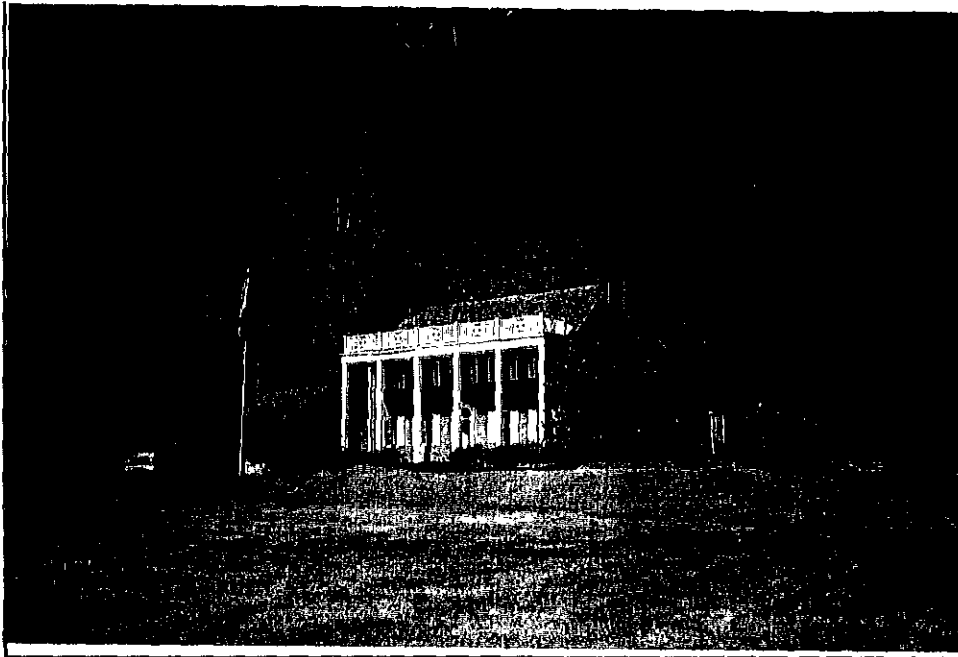
N. W.
11-E

PHOTOS

Property Address: 10703 Stevenson Road
Stevenson, Maryland 21153
Owner: Carl J. Sardegna

97-370-A

EXISTING HOUSE AND AREA



FRONT OF
SUBJECT PROPERTY

370



REAR OF
SUBJECT PROPERTY

PHOTOS

Property Address: 10703 Stevenson Road
Stevenson, Maryland 21153
Owner: Carl J. Sardegna

97-370-A

EXISTING HOUSE AND AREA



FRONT AND DRIVEWAY



DRIVEWAY AND GARAGE

370

PHOTOS

Property Address: 10703 Stevenson Road
Stevenson, Maryland 21153
Owner: Carl J. Sardegna

97-370-A

EXISTING HOUSE AND AREA



GARAGE

370

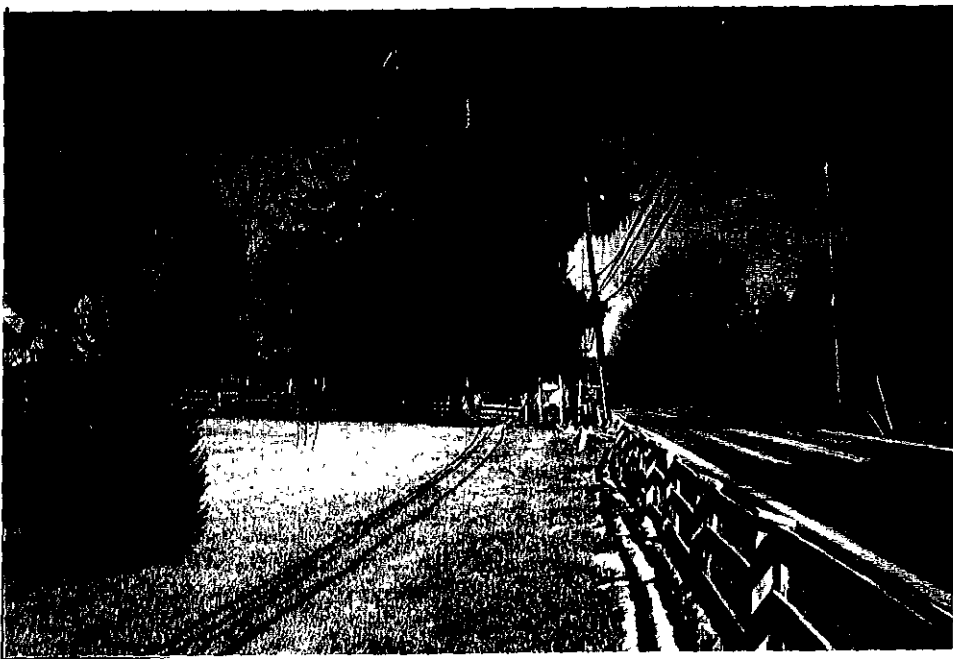
GARAGE AND SHED

PHOTOS

Property Address: 10703 Stevenson Road
Stevenson, Maryland 21153
Owner: Carl J. Sardegna

97-370-A

EXISTING HOUSE AND AREA



STREET SCENE
GREEN SPRING VALLEY ROAD

370



INTERSECTION -
STEVENSON ROAD AND
GREENSPRING VALLEY ROAD
SUBJECT PROPERTY DRIVEWAY

PHOTOS

Property Address: 10703 Stevenson Road
Stevenson, Maryland 21153
Owner: Carl J. Sardegna

97-370-A

IMMEDIATE ADJACENT DWELLINGS



LAMBORN PROPERTY-
ADJACENT TO NORTH



DUNN PROPERTY EAST-
BEYOND CLUB ROAD

370



STEVENSON METHODIST CHURCH-
ACROSS GREENSPRING VALLEY RD.

PHOTOS

Property Address: 100703 Stevenson Road
Stevenson, Maryland 21153
Owner: Carl J. Sardegna

97-370-A

AREA OF CHANGES



GARAGE AND SHED -
NORTH SIDE



GARAGE AND SHED -
WEST SIDE

370



GARAGE AND SHED -
WEST SIDE

PHOTOS

Property Address: 100703 Stevenson Road
Stevenson, Maryland 21153
Owner: Carl J. Sardegna

97-370-A

AREA OF CHANGES



KITCHEN - LOOKING
OUT TO DRIVE/GARAGE

370



DRIVEWAY, BETWEEN
HOUSE AND GARAGE

STEVENSON ROAD SOUTH -
SUBJECT PROPERTY GARAGE





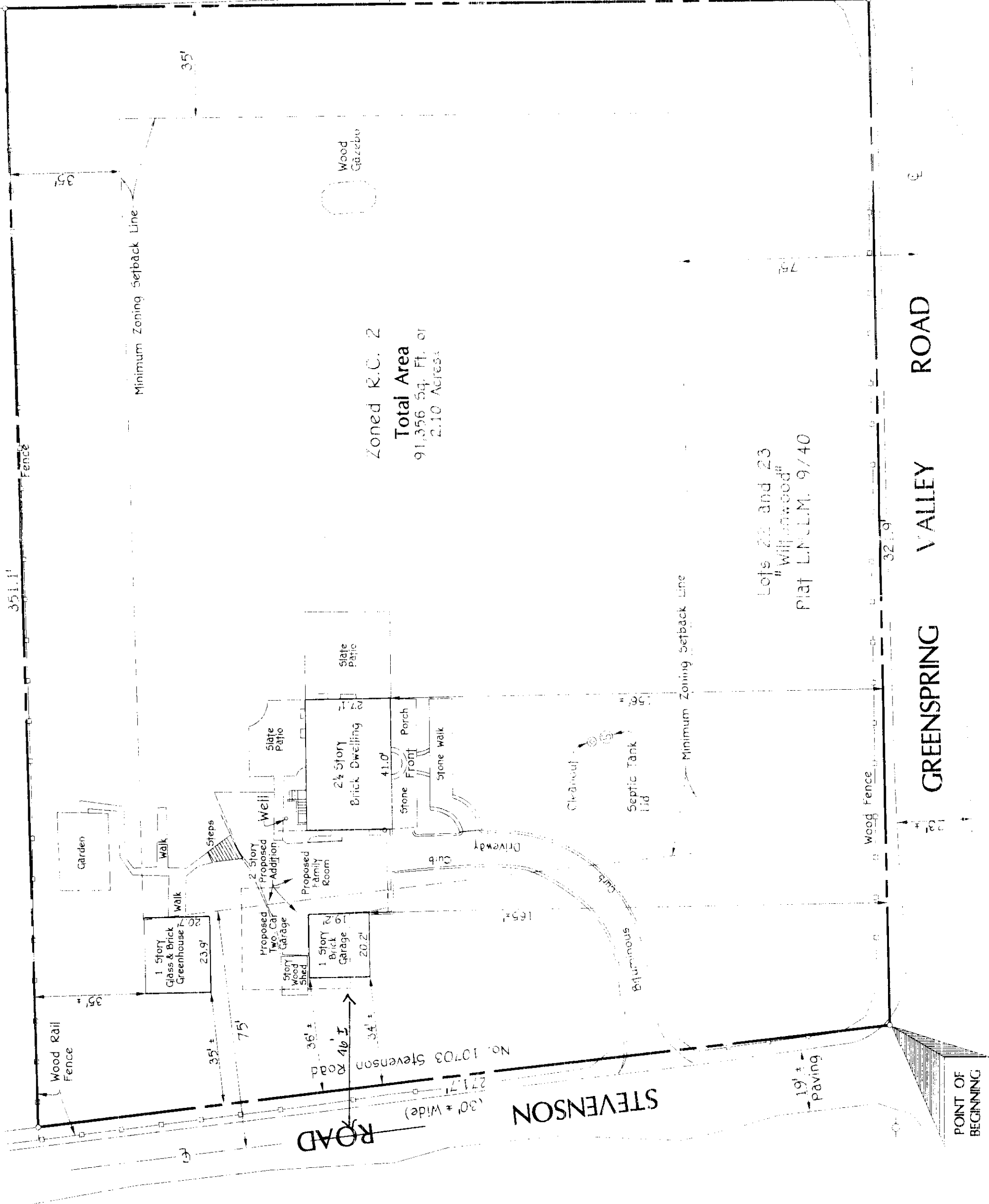
13-16

390 BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	STEVENSON	N.W. 11-E
DATE OF PHOTOGRAPHY JANUARY 1986		

Zoned R.C. 2

(House on this lot fronts on Stevenson Road and lies approximately 130 feet North of the lot line.)



VICINITY MAP
Scale: 2,000 Feet to 1 Inch

- 1) The property shown hereon is served by private water and sewer.
- 2) The property shown hereon does not lie within a critical area.

97.370-A

PLAN TO ACCOMPANY ZONING VARIANCE
OF
No. 10703 STEVENSON ROAD

Lots 22 and 23 of "WILTONWOOD"
 Plat L.M.C.L. M. 9/40

Zoned R.C. 2
Third Election District
Baltimore County, Maryland

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OWNER

CARL J. SARDEGNA
10703 Stevenson Road
Stevenson, Md. 21153
Telephone: (410) 602-9402

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
NE Corner Greenspring Valley Road * DEPUTY ZONING COMMISSIONER
and Stevenson Road (10703 Stevenson Road) * OF BALTIMORE COUNTY
3rd Election District * Case No. 97-370-A
3rd Councilmanic District *
Carl J. Sardegna
Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Administrative Variance for that property known as 10703 Stevenson Road, located in the vicinity of Greenspring Valley Road in Stevenson. The Petitioner was filed by the owner of the property, Carl J. Sardegna. The Petitioner seeks relief from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side street setback of 46 feet in lieu of the required 75 feet for proposed additions. The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the surrounding community and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the

B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 3rd day of April, 1997 that the Petition for Administrative Variance seeking relief from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side street setback of 46 feet in lieu of the required 75 feet for proposed additions, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

2) Compliance with the Zoning Plans Advisory Committee comments submitted by the Department of Environmental Protection and Resource Management (due date of March 17, 1997), a copy of which is attached hereto.

3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 4/3/97
By [Signature]

TMK:bjs

- 2 -

Attach original petition

Due Date March 17, 1997

To: Arnold L. Jablon

From: Robert A. Wirth RBL/gf

Subject: Zoning Item #370

Mr. Sardegna, 10703 Stevenson Road

Zoning Advisory Committee Meeting of MARCH 17, 1997

The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

Development of this property must comply with the Forest Conservation Regulations (Sections 14-401 through 14-422 of the Baltimore County Code).

Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

GROUND WATER MANAGEMENT: Must request well variance through Department of Environmental Protection and Resource Management if construction will be closer than 30 feet.

ORDER RECEIVED FOR FILING
Date 4/3/97
By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

April 3, 1997

Mr. Carl J. Sardegna
10703 Stevenson Road
Stevenson, Maryland 21153

RE: PETITION FOR ADMINISTRATIVE VARIANCE
NE Corner Greenspring Valley Road and Stevenson Road
(10703 Stevenson Road)
3rd Election District - 3rd Councilmanic District
Carl J. Sardegna - Petitioner
Case No. 97-370-A

Dear Mr. Sardegna:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management Office at 887-3391.

Very truly yours,

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: DEPRM
People's Counsel

Case File

Printed with Soybean Ink
on Recycled Paper

Petition for Administrative Variance 97-370-A to the Zoning Commissioner of Baltimore County for the property located at 10703 STEVENSON RD., STEVENSON, MD which is presently zoned RC-2-2433

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1A01.3.B.3, B.C.Z.R., TO PERMIT A SIDE STREET SETBACK FROM THE CENTERLINE OF THE ROAD OF 46' IN LIEU OF THE REQUIRED 75' FOR AVE ADDITION.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

SEE REVERSE

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contact Person/Owner:

(Type or Print Name)

Signature

Address

City State Zip

Attorney for Petitioner

(Type or Print Name)

Signature

Address

City State Zip

Why do I submit this petition and affirm, under the penalties of perjury, that I am the legal owner of the property which is the subject of this Petition.

Legal Owner:

CARL J. SARDEGNA

(Type or Print Name)

Signature

(Type or Print Name)

Address

City State Zip

Attorney for Petitioner

(Type or Print Name)

Signature

Address

City State Zip

Phone No.

City State Zip

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Affidavit in support of 97-370-A Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) believe competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) do(es) presently reside at 10703 STEVENSON ROAD

STEVENSON, MARYLAND 21153

SEE 2 of 2

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (Indicate hardship or practical difficulty)

SEE 2 of 2

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Property Address:

10703 Stevenson Road
Stevenson, Maryland 21153
Owner: Carl J. Sardegna

A. DEMONSTRATE THAT STRICT COMPLIANCE W/BCCR WOULD RESULT IN

1. UNREASONABLE HARDSHIP -

(a) Unable to make reasonable use of property:

This charming, historic home does not comply with today's active family's needs, nor does the garage accommodate today's cars. Also, the driveway does not allow cars or delivery trucks or vehicles to turn around, forcing them to back out into Stevenson Road close to a dangerous intersection. The home is, however, very worthy of a sensitive updating. We have looked at and studied all other options that would strictly adhere to current ordinances and found that it would be very impractical or impossible to attempt this updating in another direction. This is due to the location of the existing house on the lot, its floor plan with the kitchen on the western side, the location of the well (in the rear), and septic (in the front), the walled garden to the east, and the topography of the land.

(b) The difficulties or hardship are peculiar to subject property in contrast to other area properties.

Most other properties in the neighborhood have already been modernized and many are not sited in such a fashion as to limit the options for modernizing.

(c) Hardship is not the result of applicant's own actions:

None of the existing conditions (i.e. location of existing house and garage on property and topography of land) is the result of any current action by anyone. The home was sited where it is before the need to comply with zoning requirements and without consideration for its possible future shortcomings or needs of future owners.

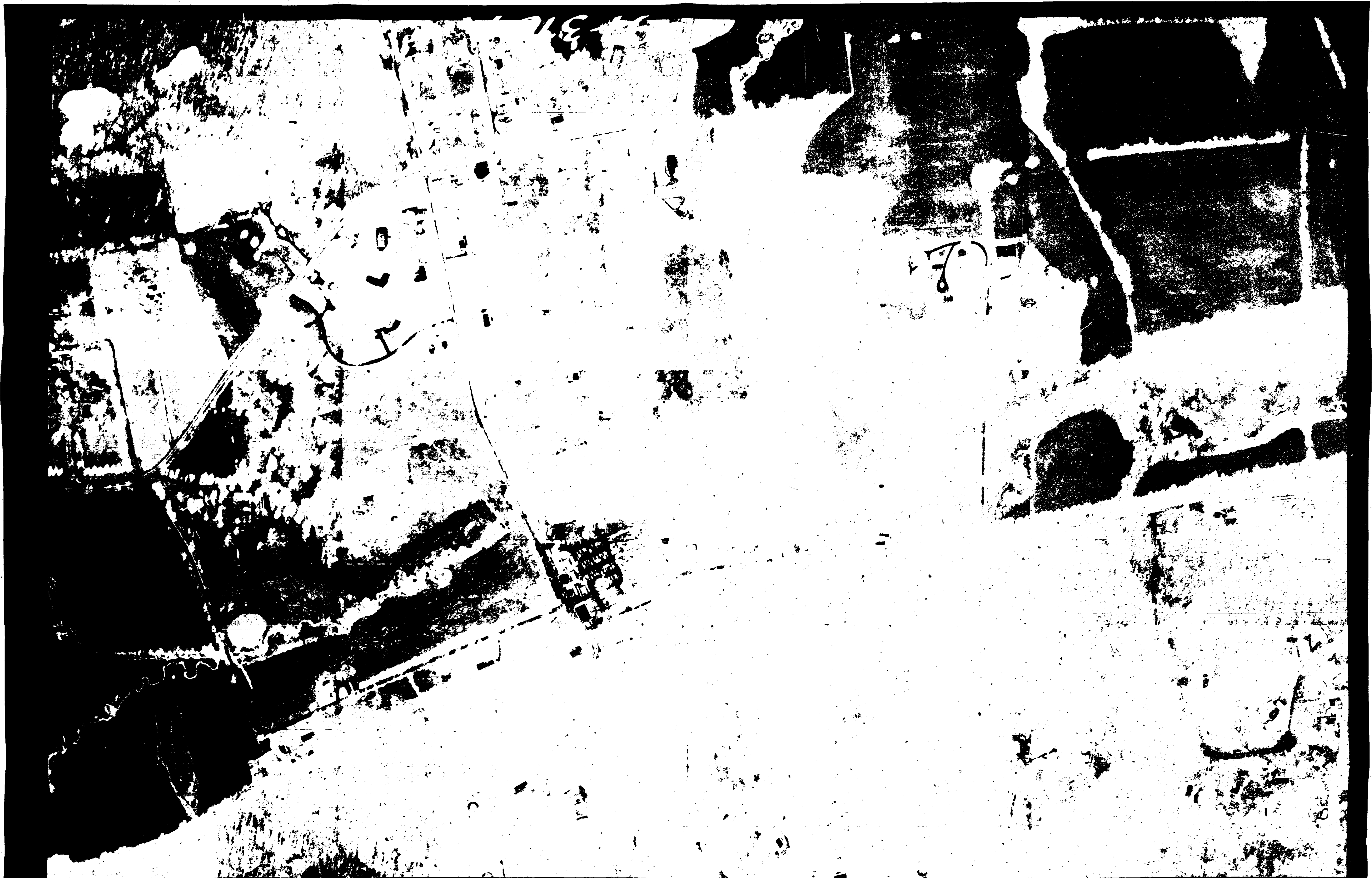
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ORDER RECEIVED FOR FILING
Date 4/3/97
By [Signature]

ORDER RECEIVED FOR FILING
Date 4/3/97
By [Signature]

A Public Hearing notice shall be posted and advertised as prescribed by the Zoning Commissioner of Baltimore County, and the undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1A01.3.B.3, B.C.Z.R., TO PERMIT A SIDE STREET SETBACK FROM THE CENTERLINE OF THE ROAD OF 46' IN LIEU OF THE REQUIRED 75' FOR AVE ADDITION.

370



37°
BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

SCALE	LOCATION	SHEET
1" = 200' ±	STEVENSON	N.W. 11-E
DATE OF PHOTOGRAPHY JANUARY 1986		

B. NO INCREASE IN RESIDENTIAL DENSITY BEYOND THAT PERMITTED:

There is no increase in the residential density beyond that permitted.

C. RELIEF MUST BE IN STRICT HARMONY WITH SPIRIT AND INTENT OF AREA, HEIGHT, ETC.

Relief requested would in no way harm the spirit and/or intent of the ordinance. On the contrary, it would allow a graceful adaptation to more modern times without diminishing the architectural integrity of the original structure or the natural topography of the land. Relief would also afford a practical solution to the existing driveway hazards.

D. RELIEF GRANTED WOULD NOT INJURE PUBLIC HEALTH, SAFETY, AND GENERAL WELFARE.

There are no conceivable ways that relief would be in any way injurious to public health, safety or general welfare.

97-370-A
ZONING DESCRIPTION
No. 10703 STEVENSON ROAD
THIRD ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

BEGINNING at a point on the east side of Stevenson Road, 30 feet wide, and the north side of Greenspring Valley Road. BEING lots 22 and 23 as shown on a subdivision plat dated December 26, 1929 and recorded among the Land Records of Baltimore County, Maryland as Plat L. McL. M. 9, Folio 40, containing 91,356 square feet or 2.10 acres of land, more or less. Also being known as No. 10703 Stevenson Road and located in the Third Election District.

C.D. 3ED
February 6, 1997
96047Z
DSP

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: 3-4-97 ACCOUNT: PDC-6150
AMOUNT: \$ 50.00
FROM: CARL SARDEGNA - 10703 STEVENSON RD.
FOR: MS. JNO. (CIC)
D3491H0149HCHRC \$50.00
BA C011:35AM03-04-97
VALIDATION OR SIGNATURE OF CASHIER
JCM

Page 1 of 1

CERTIFICATE OF POSTING

ADMIN.
RE: Case No.: 97-370-A
Petitioner/Developer: MR. SARDEGNA, ETAL
Date of Hearing/Closing: 3/31/97

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

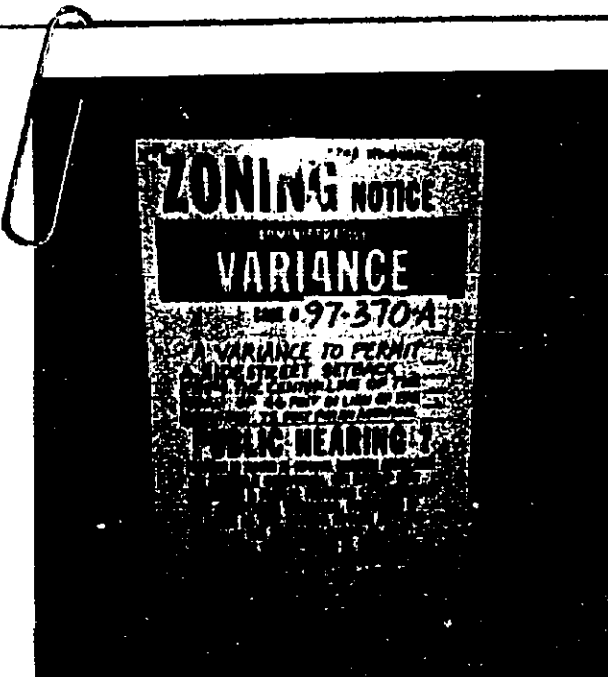
Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at #10703 STEVENSON ROAD

The sign(s) were posted on 3/14/97
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 3/10/97
(Signature of Sign Poster and Date)
Patrick M. O'Keefe
(Printed Name)
523 Penny Lane
(Address)
Hunt Valley, MD 21030
(City, State, Zip Code)
(410) 666-5366 Pager (410) 646-8354
(Telephone Number)



97-370-A
Stevenson Rd
3/14/97

Exhibit A

Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than 3-16-97

Format for Sign Printing, Black Letters on a White Background:

ZONING NOTICE

ADMINISTRATIVE
VARIANCE

Case No.: 97-370-A

A VARIANCE TO PERMIT A SIDE STREET SETBACK
FROM THE CENTERLINE OF THE ROAD OF 46 FT.
IN LIEU OF THE REQUIRED 75' FOR AN
ADDITION.

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b) (1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING
CONCERNING THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 5:00 P.M. ON
3-31-97

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

906
post2.doc



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 370 Petitioner: CARL J. SARDEGNA
Location: 10703 STEVENSON RD, STEVENSON, MD 21153
PLEASE FORWARD ADVERTISING BILL TO:
NAME: CARL J. SARDEGNA
ADDRESS: 10703 STEVENSON ROAD
STEVENSON, MARYLAND 21153
PHONE NUMBER: 410-602-9402



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

March 13, 1997

ABOUT YOUR ADMINISTRATIVE VARIANCE

CASE NUMBER: 97-370-A
10703 Stevenson Road
NEC Greenspring Valley and Stevenson Roads
3rd Election District - 3rd Councilmanic
Legal Owner(s): Carl J. Sardegnia
Post by Date: 3/16/97
Closing Date: 3/31/97

Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice serves as a refresher regarding the administrative process.

- 1) The Zoning Notice sign must be visible on the property under petition on or before the "Post by Date" noted above. It should remain there until after the closing date.
- 2) The "Closing Date" noted above, is the deadline for a neighbor to file a formal request for a public hearing.
- 3) After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. He/She may (a) grant the requested relief, (b) deny the requested relief, or (c) refer that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days) as to whether or not your petition has been granted, denied, or will go to public hearing.
- 4) In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the Commissioner), notification of same will be forwarded to you. The sign on the property must be changed giving notice of the hearing's date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign, must be forwarded to this office.

PLEASE UNDERSTAND THAT ON THE CLOSING DATE, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Carl J. Sardegnia

Arnold Jablon
Director

cc: Carl J. Sardegnia

Printed with Soybean Ink
on Recycled Paper



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Administrator

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 3-14-97
Item No. 370 JCM

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

P. J. Burns
Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2288 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: March 12, 1997

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 342, 368, 369, 370, 372, 373, and 376

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by: Jeffrey W. Long
Division Chief: Gary L. Kenna

PK/JL

ITEM342/PZONE/24C1

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: March 24, 1997

FROM: Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for March 24, 1997
Item Nos. 370, 372, 373, 376 & Case No. CR-97-243

The Development Plans Review Division has reviewed the subject
zoning item, and we have no comments.

RWB:HJO:cab

cc: File

ZONE324.NOC



Baltimore County Zoning Commissioner
Office of Planning and Zoning
Suite 112 Courthouse
400 Washington Avenue
Towson, Maryland 21204

Mr. Carl J. Sardegna
10703 Stevenson Road
Stevenson, Maryland 21153

Printed with Soybean Ink



PHOTOS

Property Address: 10703 Stevenson Road
Stevenson, Maryland 21153
Owner: Carl J. Sardegna

97-370-A

EXISTING HOUSE AND AREA



FRONT OF
SUBJECT PROPERTY



REAR OF
SUBJECT PROPERTY

PHOTOS

Property Address: 10703 Stevenson Road
Stevenson, Maryland 21153
Owner: Carl J. Sardegna

97-370-A

EXISTING HOUSE AND AREA



FRONT AND DRIVEWAY

370

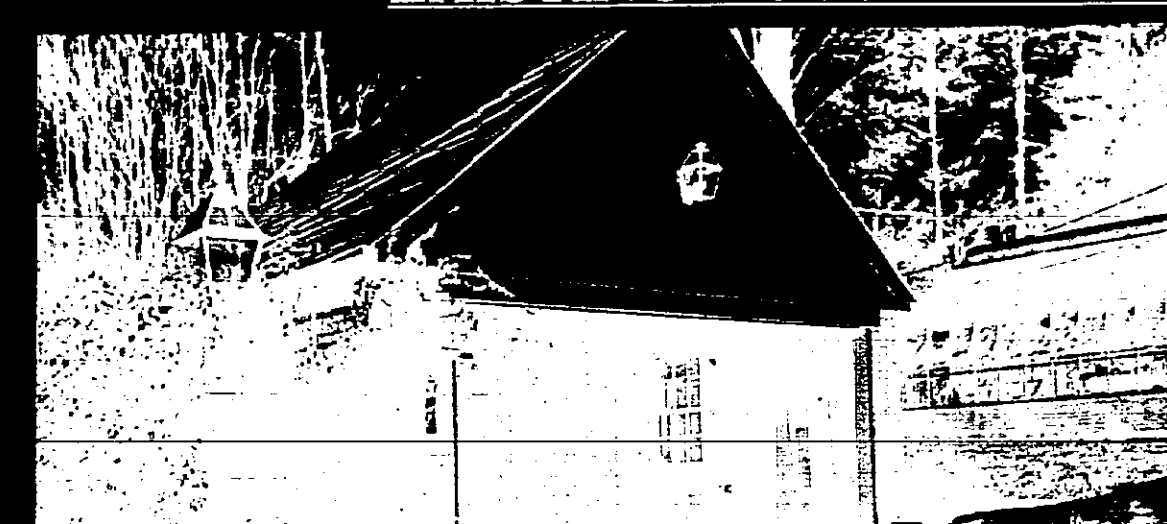
DRIVEWAY AND GARAGE

PHOTOS

Property Address: 10703 Stevenson Road
Stevenson, Maryland 21153
Owner: Carl J. Sardegna

97-370-A

EXISTING HOUSE AND AREA



GARAGE

370

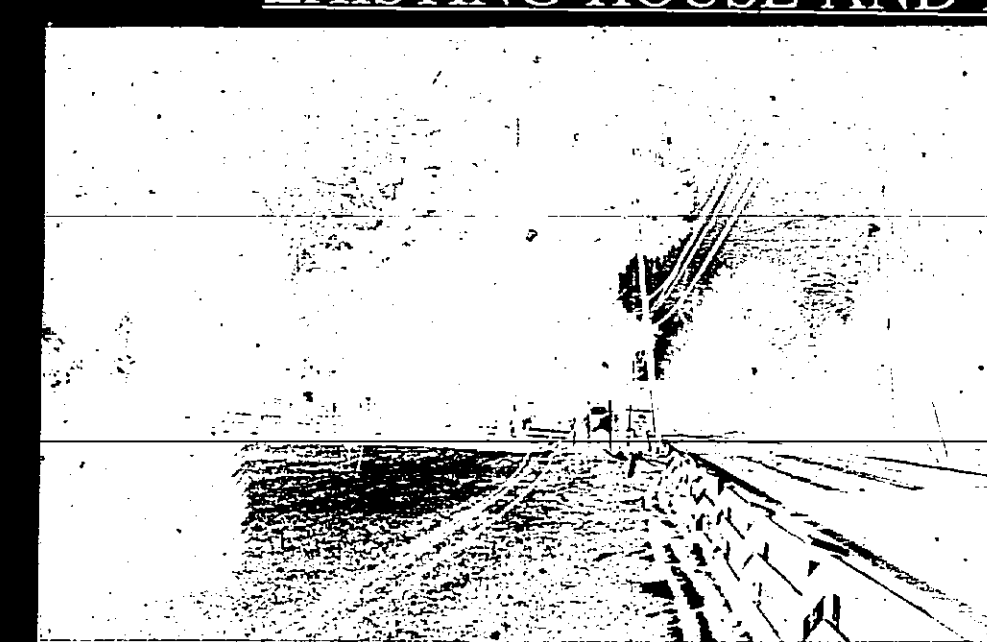
GARAGE AND SHED

PHOTOS

Property Address: 10703 Stevenson Road
Stevenson, Maryland 21153
Owner: Carl J. Sardegna

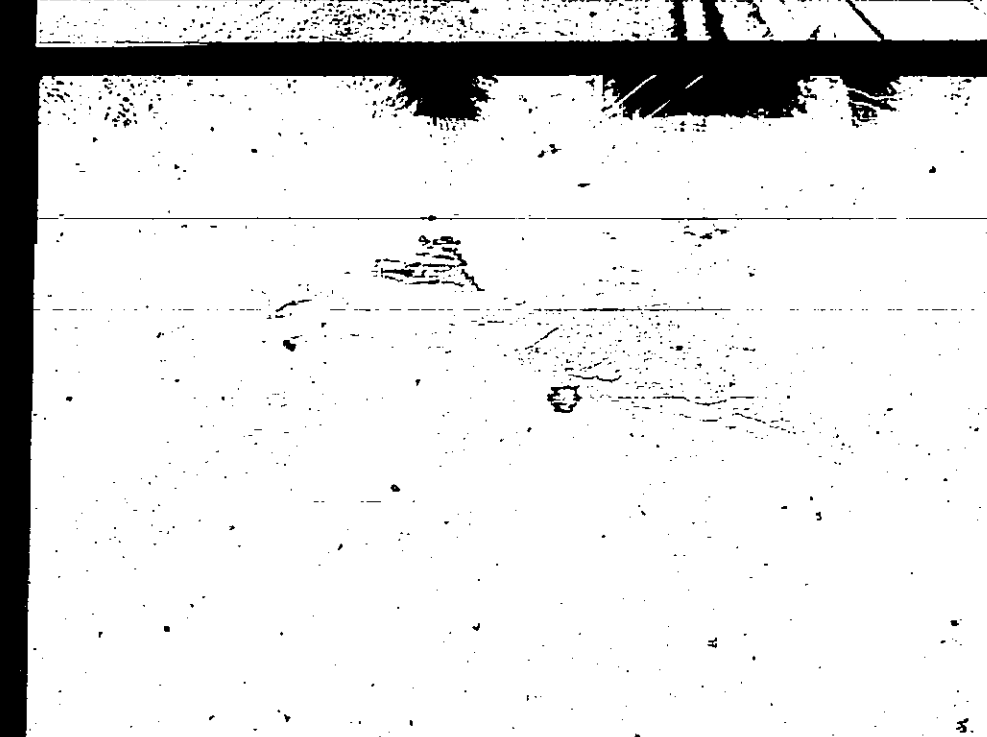
97-370-A

EXISTING HOUSE AND AREA



STREET SCENE
GREEN SPRING VALLEY ROAD

370



INTERSECTION -
STEVENSON ROAD AND
GREENSPRING VALLEY ROAD
SUBJECT PROPERTY DRIVEWAY

PHOTOS

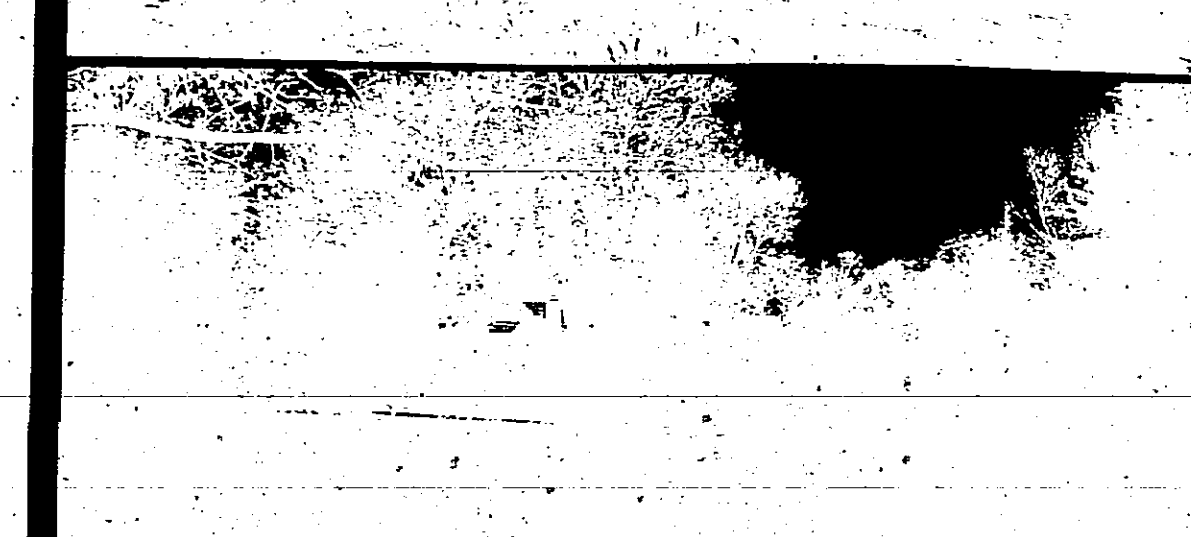
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97-370-A

IMMEDIATE ADJACENT DWELLINGS



LAMBORN PROPERTY -
ADJACENT TO NORTH

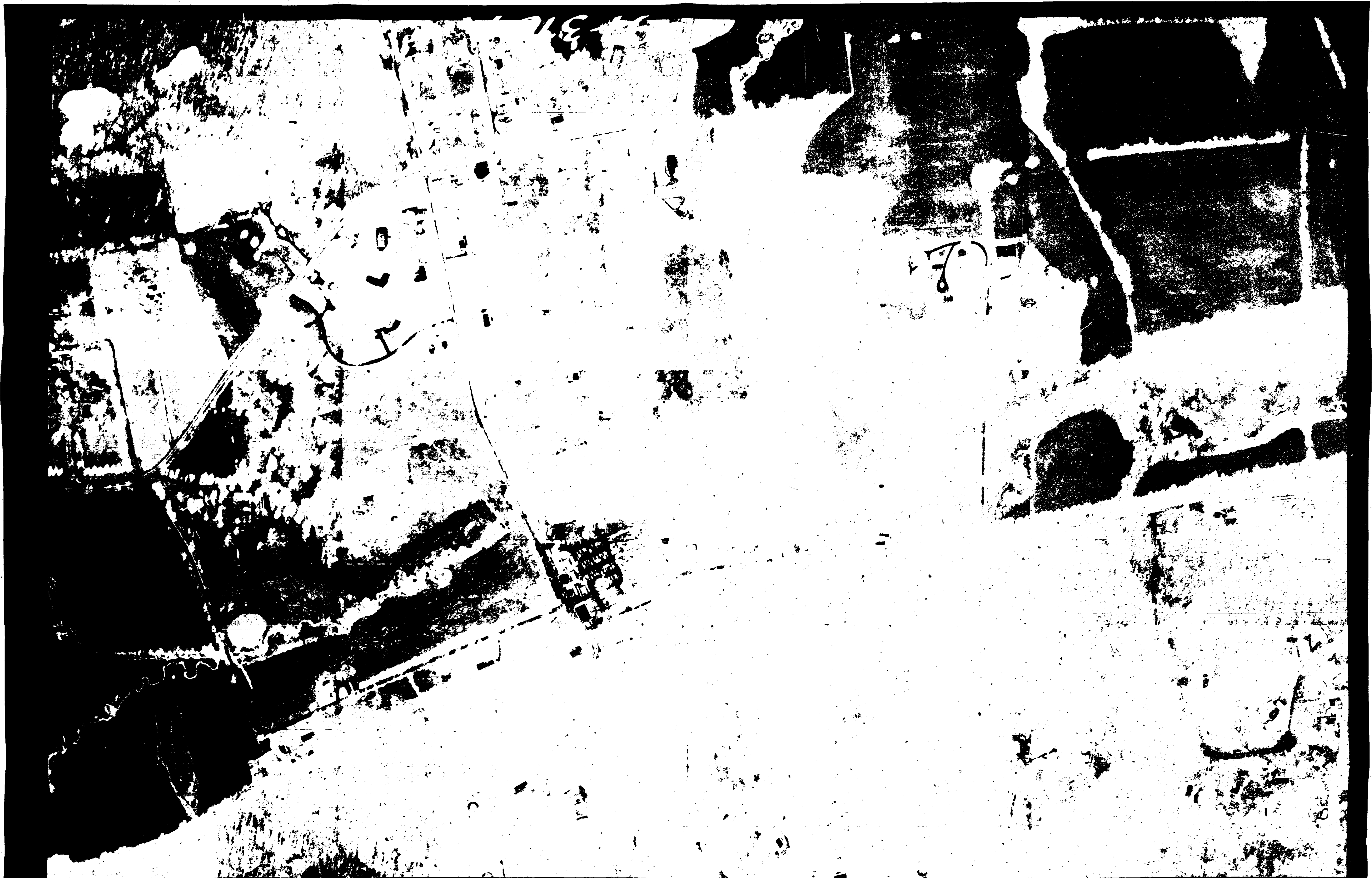


DUNN PROPERTY EAST -
BEYOND CLUB ROAD

370



STEVENSON METHODIST CHURCH -
ACROSS GREENSPRING VALLEY RD.



370

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

SCALE	LOCATION	SHEET
1" = 200' ±	STEVENSON	N.W.
DATE OF PHOTOGRAPHY JANUARY 1986		11-E

B. NO INCREASE IN RESIDENTIAL DENSITY BEYOND THAT PERMITTED:

There is no increase in the residential density beyond that permitted.

C. RELIEF MUST BE IN STRICT HARMONY WITH SPIRIT AND INTENT OF AREA, HEIGHT, ETC.

Relief requested would in no way harm the spirit and/or intent of the ordinance. On the contrary, it would allow a graceful adaptation to more modern times without diminishing the architectural integrity of the original structure or the natural topography of the land. Relief would also afford a practical solution to the existing driveway hazards.

D. RELIEF GRANTED WOULD NOT INJURE PUBLIC HEALTH, SAFETY, AND GENERAL WELFARE.

There are no conceivable ways that relief would be in any way injurious to public health, safety or general welfare.

97-370-A
ZONING DESCRIPTION
No. 10703 STEVENSON ROAD
THIRD ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

BEGINNING at a point on the east side of Stevenson Road, 30 feet wide, and the north side of Greenspring Valley Road. BEING lots 22 and 23 as shown on a subdivision plat dated December 26, 1929 and recorded among the Land Records of Baltimore County, Maryland as Plat L. McL. M. 9, Folio 40, containing 91,356 square feet or 2.10 acres of land, more or less. Also being known as No. 10703 Stevenson Road and located in the Third Election District.

C.D. 3ED
February 6, 1997
96047Z
DSP

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: 3-4-97 ACCOUNT: PDC-6150
AMOUNT: \$ 50.00
FROM: CARL SARDEGNA - 10703 STEVENSON RD.
FOR: MS. JNO. (CIC)
D3491H0149MCHRC \$50.00
BA C011:35AM03-04-97
VALIDATION OR SIGNATURE OF CASHIER
JCM

Page 1 of 1

CERTIFICATE OF POSTING

ADMIN.
RE: Case No.: 97-370-A
Petitioner/Developer: MR. SARDEGNA, ETAL
Date of Hearing/Closing: 3/31/97

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

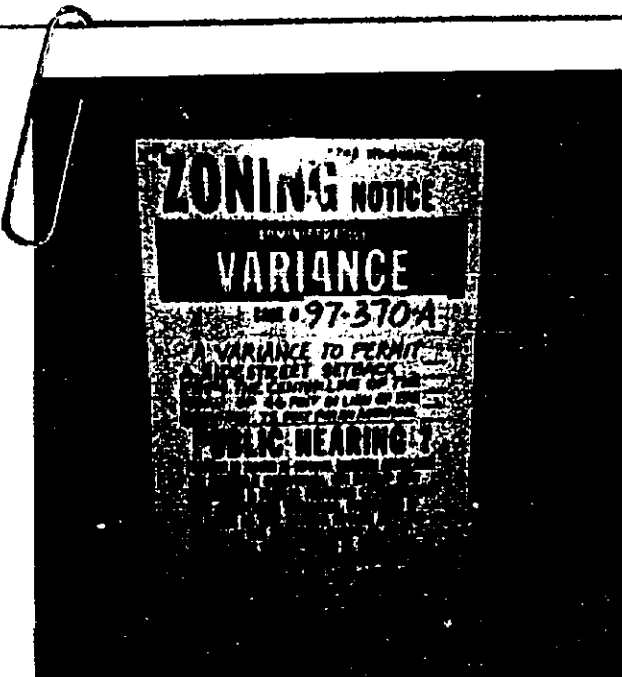
Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at #10703 STEVENSON ROAD

The sign(s) were posted on 3/14/97
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 3/10/97
(Signature of Sign Poster and Date)
Patrick M. O'Keefe
(Printed Name)
523 Penny Lane
(Address)
Hunt Valley, MD 21030
(City, State, Zip Code)
(410) 666-5366 Pager (410) 646-8354
(Telephone Number)



97-370-A
Stevenson Rd
3/14/97

Exhibit A

Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than 3-16-97

Format for Sign Printing, Black Letters on a White Background:

ZONING NOTICE

ADMINISTRATIVE
VARIANCE

Case No.: 97-370-A

A VARIANCE TO PERMIT A SIDE STREET SETBACK
FROM THE CENTERLINE OF THE ROAD OF 46 FT.
IN LIEU OF THE REQUIRED 75' FOR AN
ADDITION.

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b) (1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING
CONCERNING THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 5:00 P.M. ON
3-31-97

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

906
post2.doc



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 370 Petitioner: CARL J. SARDEGNA
Location: 10703 STEVENSON RD, STEVENSON, MD 21153
PLEASE FORWARD ADVERTISING BILL TO:
NAME: CARL J. SARDEGNA
ADDRESS: 10703 STEVENSON ROAD
STEVENSON, MARYLAND 21153
PHONE NUMBER: 410-602-9402



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

March 13, 1997

ABOUT YOUR ADMINISTRATIVE VARIANCE

CASE NUMBER: 97-370-A
10703 Stevenson Road
NEC Greenspring Valley and Stevenson Roads
3rd Election District - 3rd Councilmanic
Legal Owner(s): Carl J. Sardegn
Post by Date: 3/16/97
Closing Date: 3/31/97

Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice serves as a refresher regarding the administrative process.

- 1) The Zoning Notice sign must be visible on the property under petition on or before the "Post by Date" noted above. It should remain there until after the closing date.
- 2) The "Closing Date" noted above, is the deadline for a neighbor to file a formal request for a public hearing.
- 3) After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. He/She may (a) grant the requested relief, (b) deny the requested relief, or (c) refer that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days) as to whether or not your petition has been granted, denied, or will go to public hearing.
- 4) In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the Commissioner), notification of same will be forwarded to you. The sign on the property must be changed giving notice of the hearing's date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign, must be forwarded to this office.

PLEASE UNDERSTAND THAT ON THE CLOSING DATE, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Carl J. Sardegn

Arnold Jablon
Director

cc: Carl J. Sardegn

Printed with Soybean Ink
on Recycled Paper



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Administrator

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 3-14-97
Item No. 370 JCM

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

P. J. Burns
Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2288 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: March 12, 1997

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 342, 368, 369, 370, 372, 373, and 376

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by: Jeffrey W. Long
Division Chief: Gary L. Kenna

PK/JL

ITEM342/PZONE/24C1

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: March 24, 1997

FROM: Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for March 24, 1997
Item Nos. 370, 372, 373, 376 & Case No. CR-97-243

The Development Plans Review Division has reviewed the subject
zoning item, and we have no comments.

RWB:HJO:cab

cc: File

ZONE324.NOC



Baltimore County Zoning Commissioner
Office of Planning and Zoning
Suite 112 Courthouse
400 Washington Avenue
Towson, Maryland 21204

Mr. Carl J. Sardegna
10703 Stevenson Road
Stevenson, Maryland 21153

Printed with Soybean Ink



PHOTOS

Property Address: 10703 Stevenson Road
Stevenson, Maryland 21153
Owner: Carl J. Sardegna

97-370-A

EXISTING HOUSE AND AREA



FRONT OF
SUBJECT PROPERTY



REAR OF
SUBJECT PROPERTY

PHOTOS

Property Address: 10703 Stevenson Road
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97-370-A

EXISTING HOUSE AND AREA



FRONT AND DRIVEWAY

370

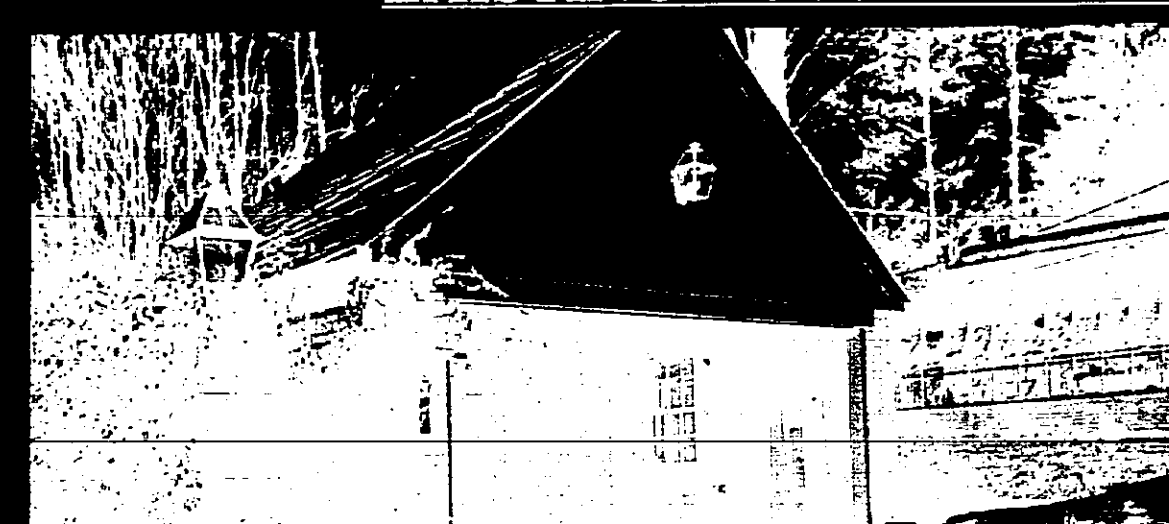
DRIVEWAY AND GARAGE

PHOTOS

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97-370-A

EXISTING HOUSE AND AREA



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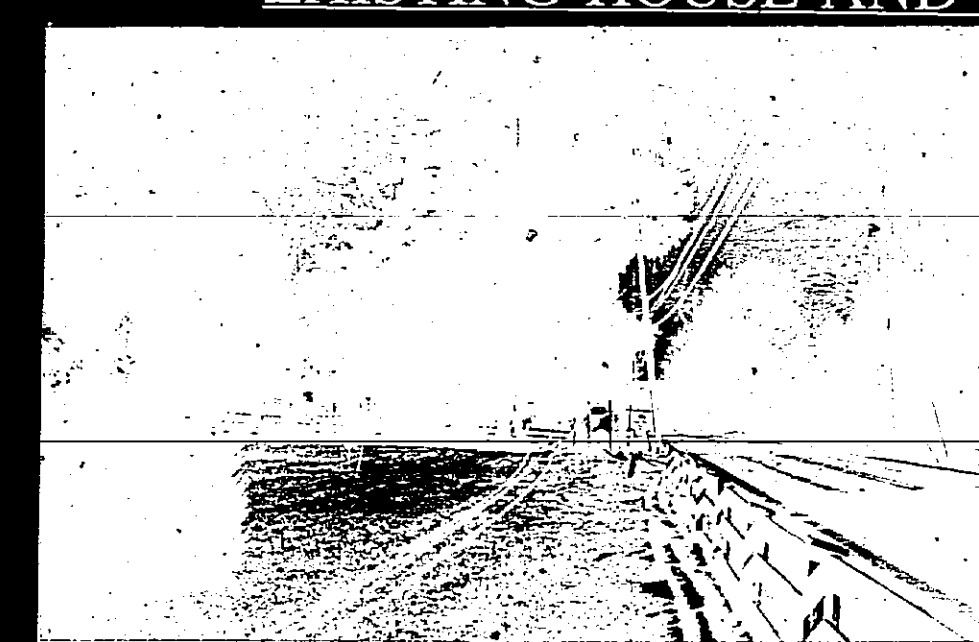
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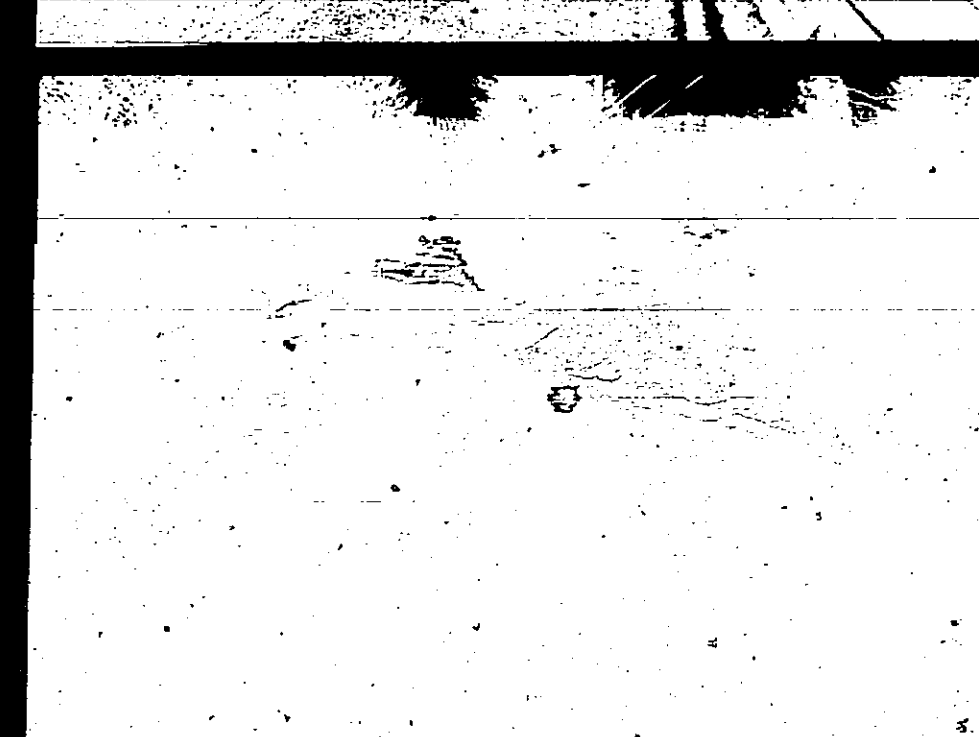
97-370-A

EXISTING HOUSE AND AREA



STREET SCENE
GREEN SPRING VALLEY ROAD

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INTERSECTION -
STEVENSON ROAD AND
GREENSPRING VALLEY ROAD
SUBJECT PROPERTY DRIVEWAY

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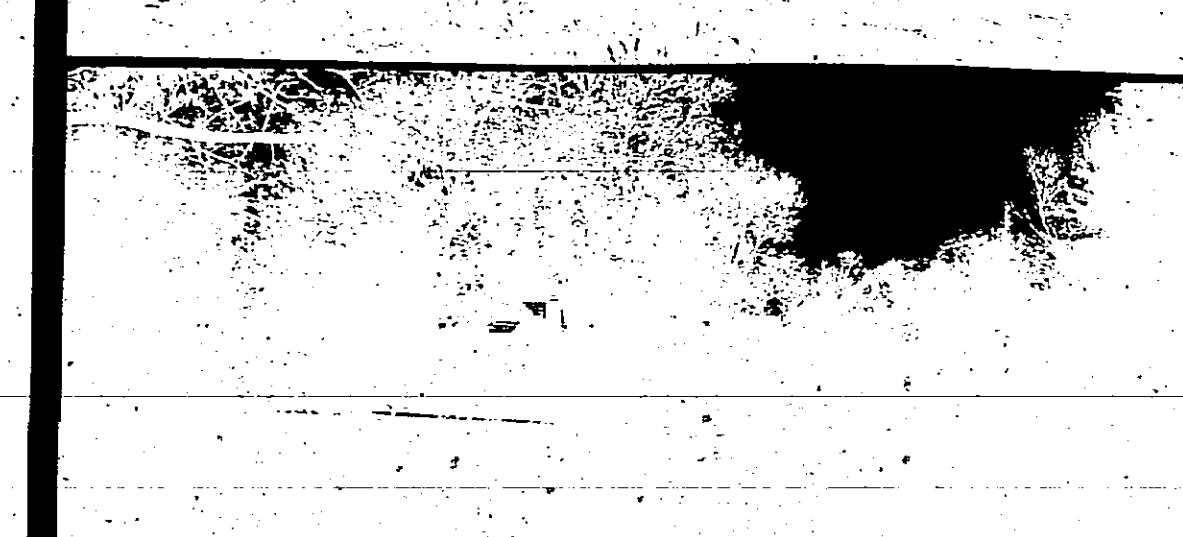
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BEYOND CLUB ROAD

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STEVENSON METHODIST CHURCH -
ACROSS GREENSPRING VALLEY RD.

